

4.93 Acres of Land off Crippas Hill, Kelynack, St Just, Penzance TR19 7RE



4.93 acres of level to gently sloping pasture land, within an Area of Outstanding Natural Beauty with far-reaching views.

Guide Price: £75,000 Freehold

The Land

An attractive parcel of land of land bounded by Cornish hedges and fencing, with superb far-reaching views over the surrounding countryside towards Bartinney Downs, Chapel Carn Brea and towards St Just.

The land is level to gently sloping and is within an Area of Outstanding Natural Beauty. It is classified as Grade III on the Land Classification Map for the area and is ideal for hobby farming, allotment gardening, pony or livestock paddock.



Services

No services are connected to the land. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. There is a right of way in favour of the land being sold over the adjoining field for access.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

The land is located just over 1 mile south of the village of St Just, which offers everyday facilities including a convenience store, church, Post Office, village hall and primary school. Penzance is approximately 7 miles distant, where there is a wider range of amenities, a connection to the A30 and the mainline railway to London Paddington.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From St Just take the B3306 road towards Land's End Airport, proceed past the Bosavern Community Farm and turn left into a hard stone track before descending down the hill. Proceed for about 150 yards to where the land for sale will be found on the left hand side above the field opposite Green Acres.

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